Framework
COMMERCIAL PROPERTY

Strategic Property Management for Sustainable Asset Growth



Protecting Assets. Maximising Returns.
Building Long-Term Value.

2025 / 2026

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EXECUTIVE SUMMARY

Framework Commercial Property has been delivering strategic property management solutions since 2007. We currently manage a portfolio of 45 properties and 21 service station complexes, with assets valued in the hundreds of millions of Rand.

Our approach combines hands on operational management with strategic asset oversight, ensuring that every property under our care is optimised for long term value creation. We partner with property owners to protect and grow their investments through proactive management, transparent reporting, and tailored solutions.

With nearly two decades of experience in the South African commercial property sector, Framework has built a reputation for reliability, professionalism, and results driven service.

45
Properties Managed

21
Service Station Complexes

2007
Established

100s M
Rand in Assets Under Management

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ABOUT FRAMEWORK

Framework Commercial Property is built on the principle that effective property management requires more than administrative oversight, it demands strategic thinking, proactive engagement, and a genuine partnership with property owners.

Our management philosophy centres on understanding each property as a unique asset with its own potential. We take a hands on approach, combining deep market knowledge with operational excellence to ensure every property performs at its best.

We believe in transparency, accountability, and delivering measurable results. Our team works closely with owners to align management strategies with their investment objectives, whether that means maximising rental income, reducing vacancies, or enhancing long term capital value.

Framework is not just a service provider, we are a strategic partner invested in the success of every property we manage.

“Effective property management demands strategic thinking, proactive engagement, and genuine partnership.”

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FRAMEWORK AT A GLANCE

45 Properties

Commercial, retail, industrial and wholly owned residential properties under active management

21 Service Stations

Fuel station complexes managed nationwide

Since 2007

Nearly two decades of industry experience

Hundreds of Millions

Rand in assets under management

Full Service

End-to-end property and asset management

Registered Debt Collector

Licensed debt recovery capabilities

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WHY PROPERTY OWNERS CHOOSE FRAMEWORK

Strategic Asset Management
We go beyond day-to-day operations to focus on long term value creation and portfolio growth.

Occupancy Optimisation
Proactive leasing strategies that minimise vacancies and maximise rental income.

Financial Transparency
Comprehensive reporting that gives owners full visibility into property performance.

Risk Management
Systematic identification and mitigation of risks to protect your investment.

Tailored Solutions
Every property is unique. We customise our approach to match your specific objectives.

YOUR PROPERTY. OUR PRIORITY.

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ASSET & PROPERTY MANAGEMENT

Our core property management service encompasses every aspect of managing commercial assets effectively. From lease administration and tenant relations to budgeting and strategic planning, we provide comprehensive oversight that protects and enhances property value.

Key services include:

- Lease administration and renewal management
- Tenant relationship management
- Annual budgeting and expenditure control
- Regular property inspections and condition reporting
- Strategic asset planning and value enhancement
- Owner reporting and communication
- Municipal account management
- Insurance coordination and claims management

COMPREHENSIVE OVERSIGHT.

Protecting and enhancing your property value.

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LEASING & OCCUPANCY MANAGEMENT

Maintaining high occupancy levels is critical to property performance. Framework takes a proactive approach to leasing, combining market intelligence with targeted tenant sourcing to ensure properties remain fully let with quality tenants.

Our leasing services include:

- Market analysis and rental benchmarking
- Tenant sourcing and screening
- Credit checks and background verification
- Lease negotiation and documentation
- Lease renewal strategies
- Vacancy marketing and advertising
- Tenant mix optimisation
- Occupancy reporting and forecasting

OCCUPANCY IS INCOME.

We work proactively to minimise vacancies and maximise the quality of your tenant base.

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FACILITIES, MAINTENANCE & OPERATIONS

Well maintained properties retain value and attract quality tenants. Framework implements a structured approach to facilities management that balances preventative maintenance with responsive service delivery.

Our facilities management covers:

- Preventative maintenance planning and scheduling
- Contractor procurement and management
- Emergency response coordination
- Building compliance and safety inspections
- Energy management and sustainability initiatives
- Cleaning and landscaping oversight
- Security coordination
- Capital expenditure planning and project management

MAINTENANCE.
COMPLIANCE.
SECURITY.
CLEANING.
UTILITIES.

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FINANCIAL ADMINISTRATION & REPORTING

Financial transparency is the cornerstone of trust between property managers and owners. Framework provides comprehensive financial administration and reporting that gives owners complete visibility into their property's performance.

Our financial services include:

- Monthly income and expenditure reporting
- Rent roll management and reconciliation
- Budget preparation and variance analysis
- Management fee transparency
- Cash flow forecasting
- Year end financial statements
- Audit support and documentation

COMPLETE FINANCIAL VISIBILITY.

Every Rand accounted for.
Every decision informed by data.

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DEBT RECOVERY & RISK MANAGEMENT

Framework is a registered debt collector, providing property owners with an integrated solution for managing arrears and mitigating financial risk. Our systematic approach to debt recovery protects cash flow while maintaining professional tenant relationships.

Our debt recovery and risk services:

- Early identification of payment defaults
- Structured collection processes
- Legal action coordination when required
- Arrears reporting and aging analysis
- Tenant credit risk assessment
- Deposit and guarantee management
- Insurance risk review
- Compliance monitoring and reporting

DEBT RECOVERY. MANAGING RISK.

Proactively managing arrears and mitigating financial risk.

CLIENT CONFIDENTIALITY

At Framework, we understand that trust is the foundation of every successful client relationship. We maintain the highest standards of confidentiality in all our dealings, ensuring that sensitive financial information, property details, and strategic plans remain strictly protected.

Our commitment to confidentiality extends across all levels of our organisation. Every team member is bound by strict non disclosure protocols, and our systems are designed to safeguard client data at every point.

We believe that discretion and professionalism go hand in hand. Property owners can be confident that their interests are protected with the same care and diligence we apply to managing their assets.

TRUST.
DISCRETION.
INTEGRITY.

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REFERENCES

As a matter of professional practice and respect for client confidentality, Framework Commercial Property does not publicly disclose client information, property details, or portfolio data. References can be provided to suitably qualified prospective clients upon request.

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TRUSTED PARTNERS

PPRA
PROPERTY PRACTITIONERS REGULATORY AUTHORITY

digs.

Prop Data

RedRabbit zone

tpn from MRI Software

FIC
Financial Intelligence Centre

Lightstone
We simplify the complex

WeconnectU™

RESPECT.
PROFESSIONAL.
PARTNERSHIPS.

CONTACT US

We'd welcome the opportunity to discuss how Framework can add value to your property portfolio.

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TAILORED PROPERTY SOLUTIONS.